



Lake County

# Building Code Update Analysis

PROPOSED AMENDMENTS TO THE  
INTERNATIONAL CODE COUNCIL 2018 SERIES  
OF BUILDING CODES

**LAKE COUNTY AMENDMENTS TO THE**  
**ICC INTERNATIONAL BUILDING CODE 2018**

**General Amendments**

**1) ICC International Energy Conservation Code**

Any and all references to the ICC International Energy Conservation Code or Chapter 13 are hereby deleted and replaced with the State of Illinois Energy Conservation Code.

**2) ICC International Plumbing Code**

Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition.

**3) ICC International Property Maintenance Code**

Any and all references to the ICC International Property Maintenance Code are hereby deleted and replaced with “Lake County Nuisance Ordinance”.

*The primary method used to address property maintenance issues will be the Lake County Public Nuisance Ordinance. Cases will be heard using the Administrative Adjudication process. The county has previously adopted the BOCA National Property Maintenance Code, which is still in effect if needed.*

**4) ICC International Private Sewage Disposal Code**

Any and all references to the ICC International Private Sewage Disposal Code are hereby deleted and replaced with the “Lake County Board of Health Ordinance Article V”

**5) ICC International Existing Building Code**

- **INSERT CHAPTER 34 FROM THE 2012 IBC WITH THE FOLLOWING AMENDMENTS:**

Modify § 3401.3 to read as follows:

3401.3 Compliance with other codes. Alterations, additions, repairs and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, International Fuel Gas Code, State of Illinois Plumbing Code, BOCA National Property Maintenance Code, International Sewage Disposal Code as it may be amended by article 2901.1 as amended, International Mechanical Code, International Residential Code, International Energy Conservation Code and National Electrical Code.

We will be considering a stand alone existing building code at a future date. Complete and careful analysis of any Existing Building Code must be done to determine the effect it will have on Lake County's inventory of commercial buildings, many of which are over 50 years old.

## 6) ICC International Building Code

Any and all references in the ICC International Building Code that has the words “**fire code official**” shall be changed to read “**Building Official**”.

## Specific Amendments

7) Page 1      Section 101.1      Insert the words “**Lake County Planning, Building & Development**” to replace “[NAME OF JURISDICTION]”.

8) Page 1      Section 101.2 Exception      Re-write the section as follows:

**Exception:** detached one- and two-family dwellings and *townhouses* consisting of not more than two dwelling units that are not more than three stories above *grade plane* in height with a separate means of egress, and their *accessory structures* not more than three stories above *grade plane* in height.

This amendment clarifies that the provisions of this code will apply to all buildings except one and two family dwellings. One and two family dwellings will be regulated by the International Residential Code.

9) Page 2      Section 103      Delete the words “DEPARTMENT OF BUILDING SAFETY” and insert the words “**Planning, Building & Development Department**”.

10) Page2      Section 103.1      Delete the words “Department of Building Safety” and insert the words “**Planning, Building & Development Department**”.

Sections 103 and 103.1 name Planning, Building & Development as the authority having jurisdiction to enforce the provisions of this code.

11) Page 3 & 4      Section 105.2 **Work exempt from permit.** Exemptions from *permit* requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. *Permits* shall not be required for the following:

## Building

**Amend Item # 1. ~~One-story detached accessory structures used as tool and storage sheds, p~~  
Playhouses and similar uses, provided the floor area does not exceed 120 square feet.**

**Delete with no substitution Items 2, 3, 4, 5, and 8.**

*Item #2 exempts fences less than six feet tall from permits. Permits or registrations should be required for all fences.*

*Item #3 exempts permits for oil derricks. While it is unlikely, we will ever have an oil derrick constructed in unincorporated Lake County, if it were to happen, we should maintain jurisdiction.*

*Item #4 exempts retaining walls less than 4 feet from permit unless they support a surcharge or impounding class I, II or IIIA liquids. (The class I, II or IIIA designation, defines the flammability of the liquid) Lake County currently requires permits for all retaining walls except small decorative landscape features.*

*Item #5 exempts water tanks supported directly on grade and the capacity does not exceed 5000 gallons in the ratio of height to diameter or width does not exceed 2:1. Lake County should retain jurisdiction over all above ground water storage tanks.*

*Item #8 exempts temporary motion picture, television and theater stage sets and scenery.*

Page 5

Section 105.5

**Delete the existing Section and insert a new section:**

**12) Permit time limits.** All permits shall become void if;

1. A substantial start of construction is not made within six months from the date of issuance.
2. Substantial work is not performed during any six-month period.
3. Permits for new structures, additions and alterations greater than 1,000 square feet are not completed, and a certificate of occupancy has not been issued within two years of the date of issuance.
4. Permits for additions and alterations 1,000 square feet or less in area are not completed, and a certificate of occupancy has not been issued within one year of the date of issuance.
5. Permits for commercial swimming pools are not completed and a certificate of occupancy is not issued within a six-month period from the date of issuance.
6. Permits for demolition are not completed within ninety days after the date of issuance.
7. Permits for fences, re-siding, re-roofing, decks, electrical up grade, sheds, detached garages, screen porches and any minor alteration to an existing building that does not exceed 1,000 square feet are not completed and, if applicable, a certificate of occupancy is not issued within six months from the date of issuance.

8. Permits for telecommunication facilities and related work, including co-locates and antenna replacement, are not completed and, if applicable, a certificate of occupancy issued within six months from the date of issuance.

The building official is authorized, but not obligated, to grant, in writing, one or more extensions of time, for periods up to but not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section 105.5 sets permit time limits based on project type.

- 13) Page 6 Section 107.1 Delete the words “**two or more**” and insert the word “**three**”.

Section 107.1 clarifies the number of sets of construction documents that must be submitted when application is made for a permit.

- 14) Page 6 Section 107.2.1 Re-write the section to read as follows:

**107.2.1 Information on construction documents.**

*Construction documents* shall be dimensioned and drawn on suitable material. **Minimum scale shall be 1/8 inch per foot. Maximum scale shall be 1/2 inch per foot.** Electronic media documents are permitted to be submitted where *approved* by the *building official*. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*.

**Exception: Sections or sketches may be drawn to a larger scale for clarity.”**

The amendment above in red calls out the minimum and maximum scale to be used for preparation of construction documents.

- 15) Page 6 Section 107.2.6 In the first sentence delete the word “**a site plan**” and insert the words “**a minimum of three site plans**”.

- 16) Page 6 Section 107.3.1 Delete the words “**as “Reviewed for Code Compliance**” with no substitution.

- 17) Page 10 Section 113 Delete the entire section and replace with:

## Section 113

### Application for Appeal

**“113.1 Application for Appeal: Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used. The board shall not have authority to waive any requirements of this code.**

**113.2 Disqualification of Member: A member shall not hear an appeal in which that member has any personal, professional or financial interest.**

**113.3 Compensation of Members: Compensation of members shall be determined by law.**

**113.4 Notice of Meeting: Any appeal must be filed with the Zoning Board of Appeals within 30 days after the date of the Building Official’s decision thereon.**

**113.5 Open Hearing: All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant’s representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.**

**113.5.1 Procedure: The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.**

**113.6 Administration: The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals.”**

*Section 113 establishes the appeals process that is available to an applicant that feels that the code is not being correctly applied.*

18) Page 10

Section 114

Add the following section:

**114.1.1 Enforcement.** The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance (§§ 94.50 through 94.66 of the Lake County Code of Ordinances) or as spelled out in sections 114.2 through 114.4

*Section 114.1.1 allows this department to use the current Administrative Adjudication*

process to enforce provisions of this code. Using this process should result in more efficient resolution of code violations.

Section 114.4

Delete the words “**penalties as prescribed by law**” and insert the words “**a fine of \$500.00 per offense. Each week shall constitute a separate offense.**”

114.4 Sets the potential penalties for violations of the building code. The actual penalty is set by a judge or hearing officer depending on where the case is heard.

19) Page 22 Chapter 2:

Add the following definitions:

**ELECTRIC VEHICLE.** An automotive-type vehicle for on-road use primarily powered by an electric motor that draws current from an onboard battery charged through a building electrical service, electric vehicle supply equipment (EVSE), or another source of electric current.

**ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).** The apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.

**EV-CAPABLE SPACE.** A dedicated parking space with electrical panel capacity and space for a branch circuit that supports the EV parking space that is not less than 40-ampere and 208/240-volt and equipped with raceways, both underground and surface mounted, to enable the future installation of electric vehicle supply equipment. For two adjacent EV-Capable spaces, a single branch circuit is permitted.

**EV-INSTALLED SPACE.** Parking spaces that have EV supply equipment that is fully installed from the electrical panel to the parking space.

**EV-READY SPACE.** A designated parking space which is provided with a dedicated branch circuit that is not less than 40-ampere and 208/240-volt assigned for electric vehicle supply equipment terminating in a receptacle or junction box located in close proximity to the proposed location of the EV parking space. For two adjacent EV-Ready spaces, a single branch circuit is permitted.

20) Page 53

Section 310.4.1

Re-write the section as follows:

**310.4.1 Care Facilities within a dwelling.**

Care facilities for **eight** or fewer persons receiving care that are within a single-family dwelling are permitted to comply with the International Residential Code provided an automatic sprinkler system is installed in accordance with Section 903.3.1.3 or Section P2904 of the International Residential Code.

The amendment to 310.4.1 changes the number of occupants allowed to reside at a care facility within a single-family dwelling from five or fewer persons to eight or fewer persons. This brings the building code into alignment with the Lake County Unified Development Ordinance.

21) Page 59 Section 403.1 Add a sentence to the end of the paragraph that reads

**“The height of the building for fire department access shall be measured from the average grade elevation to the highest finished floor level.”**

Adding the above sentence sets the standard for determining the building height for fire department access.

22) Page 76 Section 411.1 Change the existing exception to number “1” and add another exception to read,

**“2. A temporary use permit (not to exceed 30 days) may be issued for a haunted house in an existing structure provided the following criteria is approved.**

- A. A special inspection has been conducted and the report is in the office.
- B. A plot plan showing sufficient parking for the anticipated customers and all structures on the property.
- C. A floor plan showing the existing and proposed layout of partitions, windows and means of egress.
- D. A list of all interior finishes and materials to be used for decorations and their flame spread and smoke development ratings.
- E. Plans showing permanent, temporary and emergency lighting.
- F. Methods of assuring continuous movement of occupants through the amusement such as but not limited to;
  - 1) Permanently stationed supervisory personnel.
  - 2) Directional arrows.
  - 3) Other means.
  - 4)
- G. Method of assuring fire protection such as but not limited to;
  - 1) An automatic sprinkler system.
  - 2) Fire detection/alarm system.
  - 3) Portable fire extinguishers.”

411.1 #2 is a section added to the code to set minimum safety standards for temporary haunted houses.

23) Page 105 Section 505.2.2 Delete the words “Section 1007” and insert the words “State of Illinois Accessibility Standard”.

The State of Illinois has published the “Illinois Accessibility Code” This code together with the



23.1) Page 218 – 221 Section 903 Re-write sections 903.1 through 903.2.11 as follows;

**903.1 General.** *Automatic sprinkler systems* shall comply with this section.

**903.1.1 Alternative protection.** *Alternative automatic fire-extinguishing systems* complying with Section 904 shall be permitted instead of automatic sprinkler protection where recognized by the applicable standard and *approved* by the fire code official.

**903.2 Where required.** *Approved automatic sprinkler systems* in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

**Exception:** Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries and standby engines, provided that those spaces or areas are equipped throughout with an *automatic smoke detection system* in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour *fire barriers* constructed in accordance with Section 707 or not less than 2-hour *horizontal assemblies* constructed in accordance with Section 711, or both.

**903.2.1 Group A.** An *automatic sprinkler system* shall be provided throughout buildings and portions thereof used as Group A occupancies as provided in this section.

**903.2.1.1 Group A-1.** An *automatic sprinkler system* shall be provided throughout stories containing Group A-1 occupancies and throughout all stories from the Group A-1 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 5,000 square feet (1115 m<sup>2</sup>).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.
4. The *fire area* contains a multi theater complex.

**903.2.1.2 Group A-2.** An *automatic sprinkler system* shall be provided throughout stories containing Group A-2 occupancies and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 5,000 square feet (464 m<sup>2</sup>).
2. The *fire area* has an *occupant load* of 100 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

**903.2.1.3 Group A-3.** An *automatic sprinkler system* shall be provided throughout stories containing Group A-3 occupancies and throughout all stories from the Group A-3 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 5,000 square feet (1115 m<sup>2</sup>).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

**903.2.1.4 Group A-4.** An *automatic sprinkler system* shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 5,000 square feet (1115 m<sup>2</sup>).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

**903.2.1.5 Group A-5.** An *automatic sprinkler system* shall be provided for all enclosed Group A-5 accessory use areas in excess of 1,000 square feet (93 m<sup>2</sup>).

**903.2.1.5.1 Spaces under grandstands or bleachers.** Enclosed spaces under grandstands or *bleachers* shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 where either of the following exist:

1. The enclosed area is 1,000 square feet (93 m<sup>2</sup>) or less and is not constructed in accordance with Section 1029.1.1.1.
2. The enclosed area exceeds 1,000 square feet (93 m<sup>2</sup>).

**903.2.1.6 Assembly occupancies on roofs.** Where an occupied roof has an assembly occupancy with an *occupant load* exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupied roof and the *level of exit discharge* shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.

**Exception:** Open parking garages of Type I or Type II construction.

**903.2.1.7 Multiple fire areas.** An *automatic sprinkler system* shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or exit access components and the combined *occupant load* of these fire areas is 300 or more.

**903.2.2 Ambulatory care facilities.** An *automatic*

*sprinkler system* shall be installed throughout the entire floor containing an *ambulatory care facility* where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care and the nearest *level of exit discharge*, the level of exit discharge, and all floors below the level of *exit discharge*.

**Exception:** Floors classified as an open parking garage are not required to be sprinklered.

**903.2.2.1 Group B** An *automatic sprinkler system* shall be provided throughout buildings containing Group B occupancies and throughout all stories from the Group B occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 5,000 square feet (1115 m<sup>2</sup>).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

**903.2.3 Group E.** An *automatic sprinkler system* shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 5,000 square feet (1115 m<sup>2</sup>) in area.
2. The Group E *fire area* is located on a floor other than a level of exit discharge serving such occupancies. required in any area below the lowest level of exit discharge serving that area.
3. The Group E *fire area* has an occupant load of 300 or more.

**903.2.4 Group F.** An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F occupancy where one of the following conditions exists:

1. A Group F *fire area* exceeds 5,000 square feet (1115 m<sup>2</sup>).
2. A Group F *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group F *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m<sup>2</sup>).
4. A Group F occupancy used for the manufacture of

upholstered furniture or mattresses exceeds 2,500 square feet (232 m<sup>2</sup>).

**903.2.4.1 Woodworking operations.** An *automatic sprinkler system* shall be provided throughout all Group F occupancy *fire areas* that contain woodworking operations in excess of 2,500 square feet (232 m<sup>2</sup>) in area that generate finely divided combustible waste or use finely divided combustible materials.

**903.2.5 Group H.** *Automatic sprinkler systems* shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

**903.2.5.1 General.** An *automatic sprinkler system* shall be installed in Group H occupancies.

**903.2.5.2 Group H-5 occupancies.** An *automatic sprinkler system* shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall be not less than that required by this code for the occupancy hazard classifications in accordance with Table 903.2.5.2.

Where the design area of the sprinkler system consists of a *corridor* protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.

**903.2.5.3 Pyroxylin plastics.** An *automatic sprinkler system* shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg)

**TABLE 903.2.5.2  
GROUP H-5 SPRINKLER DESIGN CRITERIA**

<b>LOCATION</b>	<b>OCCUPANCY HAZARD CLASSIFICATION</b>
Fabrication Areas	Ordinary Hazard Group 2
Service Corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

**903.2.6 Group I.** An *automatic sprinkler system* shall be provided throughout buildings with a Group I *fire area*.

**Exceptions:**

1. An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.
2. In buildings where Group I-4 day care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the

*level of exit discharge*, and all floors below the *level of exit discharge* other than areas classified as an open parking garage.

**903.2.7 Group M.** An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 5,000 square feet (1115 m<sup>2</sup>).
2. A Group M *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m<sup>2</sup>).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m<sup>2</sup>).

**903.2.7.1 High-piled storage.** An *automatic sprinkler system* shall be provided in accordance with the *International Fire Code* in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

**903.2.8 Group R.** An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

**903.2.8.1 Group R-3.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

**903.2.8.2 Group R-4, Condition 1.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4, Condition 1 occupancies.

**903.2.8.3 Group R-4, Condition 2.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group R-4, Condition 2 occupancies.

**903.2.8.4 Care facilities.** An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.

**903.2.9 Group S.** An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S occupancy where one of the following conditions exists:

1. A Group S *fire area* exceeds 5,000 square feet (1115 m<sup>2</sup>).
2. A Group S *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group S *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m<sup>2</sup>).
4. A Group S *fire area* used for the storage of commercial

motor vehicles where the *fire area* exceeds 5,000 square feet (464 m<sup>2</sup>).

5. A Group S occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m<sup>2</sup>).

**903.2.9.1 Repair garages.** An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings having two or more *stories above grade plane*, including basements, with a *fire area* containing a repair garage exceeding 5,000 square feet (929 m<sup>2</sup>).
2. Buildings not more than one *story above grade plane*, with a *fire area* containing a repair garage exceeding 5,000 square feet (1115 m<sup>2</sup>).
3. Buildings with repair garages servicing vehicles parked in basements.
4. A Group S *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m<sup>2</sup>).

**903.2.9.2 Bulk storage of tires.** Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet (566 m<sup>3</sup>) shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

**903.2.10 Group S-2 enclosed parking garages.** An *automatic sprinkler system* shall be provided throughout buildings classified as enclosed parking garages in accordance with Section 406.6 where either of the following conditions exist:

1. Where the *fire area* of the enclosed parking garage exceeds 5,000 square feet (1115 m<sup>2</sup>).
2. Where the enclosed parking garage is located beneath other groups.

**903.2.10.1 Commercial parking garages.** An *automatic sprinkler system* shall be provided throughout buildings used for storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m<sup>2</sup>).

**903.2.10.2 Group U** An *automatic sprinkler system* shall be provided throughout buildings containing Group U occupancies where the group U *fire area* exceeds 5,000 square feet.

**903.2.11 Specific building areas and hazards.** In all occupancies, an *automatic sprinkler system* shall be installed for building design or hazards in the locations set forth in Sections 903.2.11.1 through 903.2.11.6.

*This section, as amended, requires that new commercial buildings with fire areas that exceed 5,000 square feet must be equipped with an automatic sprinkler system.*

*EXCEPTION: Buildings containing a Type "R" (residential) use must have an automatic*

fire sprinkler system throughout the entire building. This change is in line with requirements of many fire protection districts throughout the county.

24) Page 223 Section 903.1.3.4 Add a subsection to read;

**“903.3.1.4 Emergency power supply. Every automatic fire suppression system that requires or is equipped with an electric fire pump shall have an emergency generator to provide power in the case of primary power loss.**

**Exception. Upon submittal of documentation from the Fire Chief having jurisdiction of the area, stating that he has reviewed all pertinent information concerning the interruption of the power supply of the area and is accepting the utility provider as a reliable power supply for the fire pump.**

Without reliable power, a fire pump will be of little or no use during a fire event. This requirement will allow the automatic fire sprinklers to function as long as there is water available. The generator is not required to be sized to power the entire building, only the fire pump and the well. The exception allows for the possibility of the generator being eliminated if all parties except that there is in fact reliable power available at the site.

Page 241 Section 907.6.6 Monitoring Rewrite this section as follows;

Fire alarm systems required by this chapter or by the International Fire Code shall be monitored in a method as determined by the Fire Protection District providing service to, and having jurisdiction over the property at which the alarm equipment is installed.

25) Page 264 Section 1008.2 Re-write the section to read:

**Illumination required.** The means of egress serving a room or space, as well as all **toilet rooms** shall be illuminated at all times that the room or space is occupied.

Commercial toilet rooms typically do not have windows. Occupants are generally not familiar with the spaces. In the event of a power failure at any time of day, illumination is needed to safely evacuate occupants.

26) Page 265 Section 1009 Delete the entire section and insert a new section to read:

### **Section 1009 Accessible Means of Egress**

**1009.1 Accessible Means of Egress Required.** Accessible means of egress shall comply with the State of Illinois Accessibility Standards

The State of Illinois has published the "Illinois Accessibility Code" This code together with the Environmental Barriers Act has the force of a building code and as such is law in the State of Illinois.

27) Page 271 Section 1010.1.5 Add new subsection to read:

**"1010.1.5.1 Grade Exit Discharge Doors: Where required to swing in the direction of egress travel, all required grade exit doors shall be provided with a hard-surfaced area underneath the door swing.**

**1010.1.5.2 Stoop surface: The exterior surface shall have a slip resistant surface that has a slope not greater than 1:50 in any direction.**

**1010.1.5.3 Support: Sufficient wing walls and/or foundation wall is required under all stoops. Wing walls shall have a minimum of one (1) number 4 reinforcing bar located not more than six (6) inches beneath the top edge of concrete and extending downward into the foundation wall not less than two (2) feet.**

**1010.1.5.4 Stoop extension: The outer perimeter of the stoop shall not project out beyond the wing wall and/or foundation wall more than twelve (12) inches in any direction."**

The above requirements eliminate the possibility that stoops can shift from freeze/thaw events and prevent an egress door from opening. This is an issue as the accessibility code requires that the maximum difference between a floor inside a building and the stoop outside a building can be no greater than one half inch. During freezing weather, it is not uncommon for concrete stoops to shift or move more than one half inch.

28) Page 305 Chapter 11

**Delete the entire Chapter and insert a new section to read:**

### **Chapter 11 Accessibility**

**1101.1 Applicability.** The provisions of the State of Illinois Accessibility Code shall control the design and construction of facilities for accessibility to physically disabled persons.

The State of Illinois has published the "Illinois Accessibility Code" This code together with the Environmental Barriers Act has the force of a building code and as such is law in the State of Illinois.

29) Page 374 Section 1608.1

Rewrite the section to read:

**"In no case shall the ground snow load be less than 30 pounds per square foot, but the design roof loads shall not be less than that determined by section 1607.**

Snowfall in this area, especially the potential for large moisture laden snow events, is such that a thirty pound per square foot snow load is warranted.



30) Page 441 Section 1808.7.4 Change this section to read:

**Foundation elevation.** On graded sites, the top of any exterior foundation shall extend a minimum of 6 inches above the finished grade adjacent to the building.

*Setting a minimum elevation for the top of the foundation at this level keeps building materials elevated above grade and less likely to be subject to deterioration.*

31) Page 443 Section 1809.5

Delete from Item #1 the words “**below the frost line of the locality**” and insert the words “**a minimum of forty-two (42) inches measured from adjacent finished grade level.**”

*Based on the climate in Lake County, a foundation should extend a minimum of 42 inches below finished grade in order to have adequate protection from frost.*

32) Page 558 Section 3103.1

Add the following exception: **Exception:** In the event of a natural disaster, public emergency, pandemic or other similar event, the Planning, Building & Development Department Director, in consultation with the Building Official, is authorized to allow temporary tents or other approved temporary structures to be erected for periods exceeding 180 days without being required to comply with the *International Building Code*. Failure to maintain the structure in compliance with all requirements of this section could result in revocation of this approval.

*In the event of a natural disaster, public emergency, pandemic or other similar event, the need could arise for certain businesses to erect temporary structures to remain functional. In many cases these structures may need to be in place for periods longer than 180 days.*

33) Page 587 Chapter 29 Delete the entire chapter and replace with:

### **Section 2901**

#### **General**

**2901.1 Scope:** The provisions of the current adoption of the State of Illinois Plumbing Code shall govern the design, Construction, erection and installation of plumbing components, appliances, equipment and systems used in buildings and structures covered by this code.

*The state of Illinois Plumbing Code is mandated by state law.*

34) Page 600 Chapter 3103. Add the following exception:

**Exception:** The Planning Building & Director may waive or extend the provision limiting temporary structures to less than 180 days in the event of a natural disaster or emergency declaration either local or national.

*This exception would allow temporary structures to be erected for a period exceeding that mandated in the building Code when an emergency is declared, or a natural disaster occurs.*

35) Page 604 Add the following section to Chapter 31:

### Section 3114

#### Electric Vehicle Charging Facilities

**3114.1 Electric vehicle parking.** Where parking is provided, new construction shall provide EVSE-installed spaces and facilitate future installation and use of EVSE through the provision of EV-Ready Spaces and EV-Capable Spaces provided in compliance with Sections 3114.1.1 through 3114.1.3, Where more than one parking facility is provided on a site, EVSE-installed, EV-Ready Spaces and EV-Capable Spaces shall be calculated separately for each parking facility.

**3114.1.1 New commercial and multifamily buildings.** EVSE-installed spaces, EV-Ready Spaces and EV Capable Spaces shall be provided in accordance with Table 3114.1 for Commercial buildings and Table 3114.2 for multifamily buildings. Where the calculation of percent served results in a fractional parking space, it shall be rounded up to the next whole number. The circuit shall have no other outlets. The service panel shall include an over-current protective device and provide sufficient capacity and space to accommodate the circuit and over-current protective device and the termination point shall be located in close proximity to the proposed location of the EV parking spaces.

**TABLE 3114.1  
EVSE-INSTALLED, EV-READY SPACE AND EV-CAPABLE SPACE REQUIREMENTS FOR NEW  
COMMERCIAL BUILDINGS**

<b>Total Number of Parking Spaces</b>	<b>Minimum number or % of EVSE Installed Spaces<sup>a</sup></b>	<b>Minimum number or % of EV-Ready Spaces<sup>b</sup></b>	<b>Minimum Percentage of EV Capable Spaces</b>
<u>1 - 10</u>	Minimum one dual port EV charging station	2 Spaces	
<u>11 - 15</u>	Minimum one dual port EV charging station	2 Spaces	
<u>16 - 19</u>	Minimum one dual port EV charging station	2 Spaces	
<u>21 - 25</u>	Minimum one dual port EV charging station	2 Spaces	
<u>26+</u>	2 % of total parking spaces or a minimum of one dual port EV charging station.	5% of total parking spaces or a minimum of 2 spaces	10% of total parking spaces

(a). Where EVSE-Installed Spaces installed exceed the required values in Table 3114.1 the additional spaces shall be deducted from the EV-Ready Spaces requirement.

(b). Where EV-Ready Spaces installed exceed the required values in Table 3114.1 the additional

spaces shall be deducted from the EV-Capable Spaces requirement.

**TABLE 3114.2  
EVSE-INSTALLED, EV-READY SPACE AND EV-CAPABLE SPACE REQUIREMENTS FOR NEW  
MULTI-FAMILY BUILDINGS**

<b>Total Number of Parking Spaces</b>	<b>Minimum number or % of EVSE Installed Spaces<sup>a</sup></b>	<b>Minimum number or % of EV-Ready Spaces<sup>b</sup></b>	<b>Minimum Percentage of EV Capable Spaces</b>
<u>1 - 10</u>	Minimum one single port EV charging station	2 Spaces	
<u>11 - 15</u>	Minimum one single port EV charging station	2 Spaces	
<u>16 - 19</u>	Minimum one dual port EV charging station	2 Spaces	
<u>21 - 25</u>	Minimum one dual port EV charging station	2 Spaces	
<u>26+</u>	2 % of total parking spaces or a minimum of one dual port EV charging station.	5% of total parking spaces or a minimum of 2 spaces	10% of total parking spaces

(a). Where EVSE-Installed Spaces installed exceed the required values in Table 3114.2 the additional spaces shall be deducted from the EV-Ready Spaces requirement.

(b). Where EV-Ready Spaces installed exceed the required values in Table 3114.2 the additional spaces shall be deducted from the EV-Capable Spaces requirement.

**3114.1.2 IDENTIFICATION.** Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EVSEs. Construction documents shall also provide information on amperage of future EVSE, raceway methods, wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformers, comply with the requirements of this code. Vehicle spaces equipped with EVSE shall be identified by signage. A permanent and visible “EV-Capable” or “EV-Ready” label shall be posted in a conspicuous place at the service panel to identify each panel space reserved to support EV-Capable or EV-Ready Spaces, respectively and at the termination point of the raceway or circuit termination point

**3114.1.3 Accessibility.** Electric vehicle charging stations shall be installed in accordance with Section 228 of the Illinois Accessibility Code.

**LAKE COUNTY AMENDMENTS TO THE**  
**ICC INTERNATIONAL RESIDENTIAL CODE 2018**

**General Amendments**

**36) ICC Electrical Code**

Any and all references to the ICC Electrical Code are hereby deleted and replaced with NFPA 70, National Electrical Code 2017.

**37) ICC International Energy Conservation Code**

In addition to the requirements of Chapter 11 all work that requires a building permit must also comply with the **State of Illinois Energy Conservation Code**.

**38) ICC International Plumbing Code**

Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition.

**39) ICC International Property Maintenance Code**

Any and all references to the ICC International Property Maintenance Code are hereby deleted and replaced with the "**Lake County Nuisance Ordinance**".

*The primary method used to address property maintenance issues will be the Lake County Public Nuisance Ordinance. Cases will be heard using the Administrative Adjudication process. The county has previously adopted the BOCA National Property Maintenance Code, which is still in effect if needed.*

**40) ICC International Private Sewage Disposal Code**

Any and all references to the ICC International Private Sewage Disposal Code are hereby deleted and replaced with the "**Lake County Board of Health Ordinance Article V**".

**Specific Amendments**

**41) Page 1 Section R101.1**

Insert the words "**Lake County Planning, Building & Development**" to replace "[NAME OF JURISDICTION]".

**42) Page 1 Section 101.2 Scope** Re-write the section to read as follows:

The provisions of this code shall apply to the

construction, *alteration*, movement, enlargement, replacement, repair, *equipment*, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and *townhouses* consisting of not more than two dwelling units that are not more than three stories above *grade plane* in height with a separate means of egress, and their *accessory structures* not more than three stories above *grade plane* in height.

*Section 101.2 clarifies the structures regulated by the 2018 International Residential Code*

**43) Page 2 Section R103**

Delete the title “**DEPARTMENT OF BUILDING SAFETY**” and insert the words “**LAKE COUNTY PLANNING, BUILDING & DEVELOPMENT DEPARTMENT**”

**44) Page 2 Section R103.1**

Delete the words “**DEPARTMENT OF BUILDING SAFETY**” and insert the words “**LAKE COUNTY PLANNING, BUILDING & DEVELOPMENT DEPARTMENT**”.

**45) Page 3 Section R105.2**

Amend item 1, delete with no substitution Items 2, 3, and 10. Add # 11 to read as follows:

**46) 11. Structures determined by the Building Official to be eligible for the Registration Program.**

- Item #1 “~~One—story detached accessory structures used as tool and Storage sheds,~~ Playhouses and similar structures, provided the floor area does not exceed 120 square feet”
- Item #2 “Fences not over 7 feet high.”
- Item #3 “Retaining walls that are not over 4 feet in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge.”
- Item #10 “Decks not exceeding 200 square feet in area, that are not more than 16 inches above grade at any point, are not attached to a dwelling, are not part of a pool barrier, and do not serve the exit door required by section R311.4.”

*Item #1 One story detached accessory structures 100 square feet or less in size require a \$35 registration fee. Larger detached accessory structures will require a permit. Playhouses and similar uses that do not exceed 200 square feet will not be regulated.*

*Item #2 exempts fences less than six feet tall from permits. Permits or registrations should be required for all fences.*

Item #3 exempts retaining walls less than 4 feet from permit unless they support a surcharge or impounding class I, II or IIIA liquids. (The class I, II or IIIA designation, defines the flammability of the liquid) Lake County currently requires permits for all retaining walls except small decorative landscape features.

Item # 10 is a proposed amendment that would allow decks to be constructed without a permit, provided that they are not attached to a house, are less than 200 square feet in area, are not part of a means of egress, are not part of a pool barrier, and are less than 16" above grade.

Item #11 will allow the Building Official to add certain structures to the registration program.

**47)\_Page 5 section R105.5 Delete the entire section and insert the following new section:**

R105.5 Permit time limits. All permits shall become void if;

1. A substantial start of construction is not made within six months from the date of issuance.
2. Substantial work is not performed during any six-month period.
3. Permits for one or two-family dwellings and additions and/or alterations that exceed 400 square feet in area are not completed and a Certificate of Occupancy is not issued within two years from the date of issuance.
4. Permits for additions and/or alterations 400 square feet or less in area are not completed and a Certificate of Occupancy is not issued within one year from the date of issuance.
5. Permits for accessory buildings greater than 400 square feet in area are not completed and a certificate of occupancy is not issued within one year from the date of issuance.
6. Permits for above ground or in ground swimming pools are not completed and a certificate of occupancy is not issued within a six-month period from the date of issuance.
7. Permits for demolition are not completed within ninety days after the date of issuance.
8. Permits for fences, re-siding, re-roofing, decks, electrical up grade, sheds, detached garages, screen porches and any minor alteration to an existing building that does not exceed 400 square feet are not completed and if applicable, a certificate of occupancy is not issued within six months from the date of issuance.

The building official is authorized, but not obligated, to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

Section R105.5 sets permit time limits based on project type.

**48) Page 5 Section 105.7 Placement of Permit**

Delete all text and replace with:

**“The building permit card shall be kept on the site of the work in an accessible location and protected from adverse weather until the completion of the project.”**

This change will help keep the permit card from getting damaged as a result of the weather and keep it available to the inspector to record inspection results.

**49) Page 6 Section 106.1.4 Information for Construction in Flood Hazard Areas**

Delete all text and replace with “Refer to Sections 151.145 through 151.154 of the Lake County Code of Ordinances.”

*The Lake County Unified Development Ordinance addresses construction in flood hazard areas.*

**50) Page 6 Section 106.1.1**

Re-write the section to read as follows:

**107.2.1 Information on construction documents.**

*Construction documents* shall be dimensioned and drawn on suitable material. Minimum scale shall be 1/8 inch per foot. Maximum scale shall be ½ inch per foot. Electronic media documents are permitted to be submitted where *approved* by the *building official*. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations, as determined by the *building official*.

**Exception: Sections or sketches may be drawn to a larger scale for clarity.”**

**51) Page 7 Section R109.1.1**

Change the title of this section from *Foundation Inspection* to **Footing Inspection**, and change all references to foundation inspection to footing inspection.

*The change to section R109.1.1 clarifies the required inspection*

**52) Page 8 Section R110.3**

**Delete items 7 through 9**

*The change to Section R110.3 clarifies the information required to be included on the Certificate of Occupancy*

**53) Page 9 Section R112 Board of Appeals**

Delete all text and replace with:

**R112.1 Application for Appeal: Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.**

**R112.2 Disqualification of Member:** A member shall not hear an appeal in which that member has any personal, professional or financial interest.

**R112.3 Compensation of Members:** Compensation of members shall be determined by law.

**R112.4 Notice of Meeting:** Any appeal must be filed with the Zoning Board of Appeals within 30 days after the date of the Building Official's decision thereon.

**R112.5 Open Hearing:** All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.

**R112.5.1 Procedure:** The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.

**R112.6 Administration:** The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals.”

*Section R112 establishes the appeals process that is available to an applicant that feels that the code is not being correctly applied.*

54) Page 9

Section R114

Add the following section:

114.1.1 Enforcement. The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance (§§ 94.50 through 94.66 of the Lake County Code of Ordinances) or as spelled out in section 114.2

*Section R114.1.1 allows this department to use the current Administrative Adjudication process to enforce provisions of this code. Using this process should result in more efficient resolution of code violations.*



**55) Page 32 Table R301.2(1)**

Complete this table as follows:

Ground Snow Load	Wind Design		Seismic Design Category	Subject To Damage From			Winter Design Temp
	Speed (mph)	Topographical Effect		Weathering	Frost Line Depth	Termite	
30	115	No	A	Severe	42"	Moderate to Heavy	2

Ice Barrier Underlayment Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
Yes	See Article 8 of the Lake County Unified Development Ordinance	2000	50°F

*The above table is left blank in the published code and is to be filled out by the adopting authority based on geographical location.*

56) Page 60 Section R302.5.1

Re-write the section to read as follows:

**R302.5.1 Opening protection.** Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with **60**-minute fire-rated doors, equipped with a self-closing or automatic-closing device.

**Exception:** In dwellings protected by a residential automatic fire suppression system, openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches (35 mm thick, or 20-minute fire-rated doors, equipped with a self-closing or automatic-closing device.

57) Page 61 Table R302.6

All references to ½ inch gypsum board should be changed to 5/8-inch Type X gypsum board.

Delete the last line in the table.

Add the following Exception:

**Exception:** One and two family dwellings that are protected by an automatic residential fire sprinkler system shall be allowed to substitute ½ inch gypsum board in place of 5/8 inch Type X gypsum board.

*When fire sprinkler requirements were added to the International Residential Code, garage/dwelling separation requirements were made less restrictive. Elimination of the sprinkler provision necessitates that these restrictions be put back into the amended code. An exception is provided for single family dwellings that have an automatic fire sprinkler system provided.*

58) Page 54 Section R305.1 Change the section to read as follows:

**Minimum height.** Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7'6".

59) Page 54 Section R305.1 Add an additional exception numbered 3 to read as follows:

**3.** Ceilings in finished basements can have a minimum height less than 7'6" provided that no permanently installed fixtures or finished ceiling will extend below 7 feet.

*The 7'-6" ceiling height allows adequate clearance for the installation of light fixtures, ceiling fans or other ceiling mounted fixtures or equipment.*

**60) Page 71 Section R311.2**

**Re-write the section as follows:**

R311.2 Egress door. Not less than **two** egress doors shall be provided for each dwelling unit. The required egress door shall be side-hinged and shall provide a clear width of not less than 36 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

**Exception 1: For dwellings provided with a residential automatic fire suppression system only one egress door will be required.**

**Exception 2: A sliding door can serve as a secondary means of egress.**

*Elimination of the fire sprinkler provision creates the needs for at least two means of egress in the event of a fire. This is a common practice in most if not all single-family dwellings and does not typically add a hardship to owners/contractors.*

**61) Page 75 Section R313**

**Delete the entire section with no substitution**

*This section requires an automatic fire sprinkler system in all new one and two family dwellings. A significant amount of buildable area in unincorporated Lake County is served by private wells. Because these wells do not have the capacity to supply adequate water to a sprinkler system, storage tanks and pumping systems are needed. This poses a large financial burden on homeowners building in these areas.*

**62) Page 81 Section R322 “Flood Resistant Construction”**

Delete this section and replace with the following sentence:

**Refer to sections 151.145 through 151.154 of the Lake County Code of Ordinances**

*The Lake County UDO address flood resistant construction.*

**63) Pages 92,93 & 94 Tables R403.1(1), R403.1(2) and R403.1(3) Delete the current tables and insert the following table:**

Table R403.1 minimum width of concrete,  
precast or masonry footings (inches)

Number of stories and type of construction	Thickness of footing (inches)	Projection on each side of foundation wall (inches)
<b>One story (without basement)</b>		
Frame	8	4
Masonry veneer on frame	8	4
Masonry	8	4

One story (with basement)		
Frame	8	4
Masonry veneer on frame	8	4
Masonry	8	4
Over one story (with or without a basement)		
Frame	8	4
Masonry veneer on frame	8	4
Masonry	12	6

**EXCEPTION:** At the discretion of the Building Official, Tables R403.1(1), R403.1(2) and R403.1(3) can be used if a soil report and foundation design, both of which are prepared by a design professional registered in the State of Illinois are submitted as an alternate to the above table.

*Soil conditions throughout lake county typically would adequately support a foundation constructed on footings in accordance with the above table. This is also in line with standard building practices. The exception allows for alternate foundation designs provided sufficient information prepared by a design professional in submitted.*

**64) Page 99 Section R403.1.4.1 Change exception 1 to read as follows:**

1. Protection of free-standing accessory structures with an area of **1000** square feet or less, of light-frame construction **and** with an eave height of 10 feet or less shall not be required.

*Previous editions of the building code allowed **accessory** buildings of any size to be constructed on floating concrete slabs that were not required to have frost protected foundations. Newer code versions limited the area of these buildings to 600 square feet. This has been a hardship to property owners on large parcels who wish to construct large garages and/or workshops for personal use.*

**65) Page 130 Section R405.1 Rewrite this section as follows and delete the exception:**

**Concrete or masonry foundations.** Drains shall be provided around all concrete or masonry foundations that retain earth and enclose crawl spaces, habitable or usable spaces located below grade. The foundation drain shall consist of drainage tiles or perforated pipe placed on a minimum of 2 inches of washed gravel or crushed rock with a minimum aggregate size of one-half inch in diameter and covered with not less than 12 inches of the same material. Foundation drains must be covered with a filter membrane with a minimum width of 18 inches. Foundation drains must connect to a sump pit located inside the basement or crawl space of the dwelling. The drains must discharge by gravity or mechanical means into an approved drainage system. **Foundation drains that do not discharge into an approved storm sewer or drainage swale must terminate a minimum of 20 feet from all property lines.**

*As written this section clarifies the aggregate size for foundation drains as well as the discharge location. Requiring the discharge to be a minimum of 20 feet from property lines prevents a property owner from directing water directly onto neighboring properties.*

**66) Page 133 Section R408.6 Rewrite this section as follows:**

**Finished grade.** The finished grade of under floor surfaces must be located a minimum of 24 inches and a maximum of 48 inches below the bottom of the floor framing.

*This section clarifies the minimum and maximum crawl space depth. A 24-inch minimum depth allows for adequate room to service mechanical systems and keeps all framing elevated above the soil. A maximum of 48 inches in height prevents the construction of what would typically be referred to as "cellars" or basements with inadequate ceiling height.*

**67) Page 134 Section R408.7 Delete this section with no substitution**

*This section refers to flood resistant construction methods which are addressed in the Lake County Unified Development Ordinance.*

**68) Page 177 Section R602.3.2 Delete the exception.**

*This section addresses top plates used in wall framing. A double top plate is typically used as a standard framing practice. The exception allows for single top plates in certain instances. Top plates play an important role in the structural strength of the building serving to tie building walls and corners together, support joists and rafters that are not otherwise supported and support floor and roof diaphragms. Elimination of a double top should only be done as part of a specifically engineered design that is prepared by a design professional. This is allowed under section R104.11 which addresses **alternative materials, design and methods of construction and equipment.***

**69) Page 432 Section R903**

**Add the following section: R903.5 Gutters and downspouts**

**When a dwelling is provided with a basement or has habitable rooms below grade, gutters and downspouts shall be installed, unless omission is specifically permitted by the Building Official. All exterior doors, not protected with gutters, shall be protected from roof runoff by a continuous gutter and downspouts or an approved type diverter.**

*Basements contain the buildings mechanical systems and in many cases are finished spaces. Gutters serve to help prevent building drains from being overwhelmed and allowing basements to flood, damaging equipment, finishes and furniture.*

**70) Page 459: Section R1101.5 Information on construction documents:**

**Add the following item:**

9. Electric Vehicle charging details and locations.

**71) Page 479: Add the following section:**

**Section 1101.15 Electric Vehicle Charging.** Where parking is provided, new construction shall provide electric vehicle spaces in compliance with Sections N1101.15.1 through N1101.15.2

**N1101.15.1 New single family and two-family dwelling units.** Single family and two-family dwelling units shall provide not less than one EV-Capable space per dwelling unit.

**N1105.15.2 Identification.** Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EVSE. Construction documents shall also provide information on amperage of future EVSE, raceway methods, wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on site distribution transformers, meet the requirements of this code. A permanent and visible “EV Capable” or “EV Ready” label shall be posted in a conspicuous place at the service panel to identify each panel space reserved to support EV Capable or EV Ready spaces, respectively and at the termination point of each raceway or circuit termination point.

**LAKE COUNTY AMENDMENTS TO THE**  
**ICC INTERNATIONAL MECHANICAL CODE 2018**

**General Amendments**

**72) ICC Electrical Code**

Any and all references to the ICC Electrical Code are hereby deleted and replaced with NFPA 70 National Electrical Code **2017**.

**73) ICC International Existing Building Code**

Any and all references to the ICC International Existing Building Code are hereby deleted with no substitution.

**74) ICC International Energy Conservation Code**

Any and all references to the ICC International Energy Conservation Code are hereby deleted and replaced with the State of Illinois Energy Conservation Code.

**75) ICC International Plumbing Code**

Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition.

**76) Code Official**

Any and all references to the Code Official are hereby deleted and replaced with “**Building Official**”.

**Specific Amendments**

**77) Page 1 Section 101.1**

Insert the words “**Lake County Planning, Building & Development**” to replace “[NAME OF JURISDICTION]”.

**78) Page 5 Section 106.5.2 Fee schedule**

Delete the words “**as indicated in the following schedule.**” and “[**JURISDICTION TO INSERT APPROPRIATE SCHEDULE**]”. Insert the words “**the effective fee schedule as adopted by Lake County**”.

**79) Page 6 Section 108.1: Add the following section:**

**108.1.1 Enforcement.** The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance (§§ 94.50 through 94.66 of the Lake County Code of Ordinances) or in accordance with sections 108.2 through 108.7.3 of this code.

80) Page 7 108.4 Re-write the section as follows:

**108.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a **petty offense** punishable by a fine of not more than **500.00** dollars. Each **week** that a violation continues after due notice has been served shall be deemed a separate offense.

81) Page 7 Section 108:

Section 108.5 Re-write the section as follows:

**108.5 Stop work orders.** Upon notice from the code official that mechanical work is being performed contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's authorized agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work on the system after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable for a fine of not less than **100.00** dollars or more than **500.00** dollars.

82) Page 7 Section 109 MEANS OF APPEAL Delete the entire section and replace with;

**“109.1 Application for Appeal: Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.**

**109.2 Disqualification of Member: A member shall not hear an appeal in which that member has any personal, professional or financial interest.**

**109.3 Compensation of Members: Compensation of members shall be determined by law.**

**109.4 Notice of Meeting: Any appeal must be filed with the Zoning Board of Appeals within 30 days after the date of the Building Official's decision thereon.**



**109.5 Open Hearing:** All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.

**109.5.1 Procedure:** The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.

**109.6 Administration:** The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals.”

**73) Page 129 Appendix B, Recommended Permit Fee Schedule**  
Delete with no substitution.

*The above amendments are administrative amendments relating to the naming of the building official, enforcement process and appeals process. No specific code amendments are proposed.*

**LAKE COUNTY AMENDMENTS TO THE**  
**ICC INTERNATIONAL FUEL GAS CODE 2018**

**General Amendments**

**84) ICC Electrical Code**

Any and all references to the ICC Electrical Code are hereby deleted and replaced with NFPA 70 National Electrical Code 2017.

**85) ICC International Existing Building Code**

Any and all references to the ICC International Existing Building Code are hereby deleted with no substitution.

**86) ICC International Energy Conservation Code**

Any and all references to the ICC International Energy Conservation Code are hereby deleted and replaced with the State of Illinois Energy Conservation Code.

**87) ICC International Plumbing Code**

Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition.

**88) Code Official**

Any and all references to the Code Official are hereby deleted and replaced with “**Building Official**”.

**Specific Amendments**

**89) Page 1 Section 101.1**

Insert the words “**Lake County Planning, Building and Development**” to replace “[NAME OF JURISDICTION]”.

**90) Page 5 Section 106.6.2 Fee schedule**

Delete the words “**as indicated in the following schedule.**” and “[**JURISDICTION TO INSERT APPROPRIATE SCHEDULE**]”. Insert the words “**the effective fee schedule as adopted by Lake County**”.

**91) Page 7 Section 108.1 Add the following section:**

**108.1.1 Enforcement. The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance (§§ 94.50 through 94.66 of the Lake**

County Code of Ordinances) or in accordance with sections 108.2 through 108.7.3 of this code.

92) Page 7 Section 108.4 Violation penalties rewrite the section as follows:

**108.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense punishable by a fine of not more than **500.00** dollars. Each **week** that a violation continues after due notice has been served shall be deemed a separate offense.

93) Page 7 Section 109 MEANS OF APPEAL Delete the entire section and replace with:

**“109.1 Application for Appeal: Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.**

**109.2 Disqualification of Member: A member shall not hear an appeal in which that member has any personal, professional or financial interest.**

**109.3 Compensation of Members: Compensation of members shall be determined by law.**

**109.4 Notice of Meeting: Any appeal must be filed with the Zoning Board of Appeals within 30 days after the date of the Building Official’s decision thereon.**

**109.5 Open Hearing: All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant’s representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.**

**109.5.1 Procedure: The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.**

**109.6 Administration: The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals.”**

The above amendments are administrative amendments relating to the naming of the building official, enforcement process and appeals process. Only one specific code amendment is proposed.

**94) Page 97 Section 504.2.10 Re-write the section to read as follows:**

**504.2.10 Corrugated vent connectors are not permitted.**

Corrugated vent connectors are used to connect gas fired appliances to flues to vent products from combustion such as carbon monoxide to the outdoors. These connectors are often used by persons who lack the skills to install more robust connectors, therefore they are often installed incorrectly or damaged during installation. This could potentially allow carbon monoxide to be discharged into a dwelling.

**LAKE COUNTY AMENDMENTS TO THE**  
**ICC INTERNATIONAL SWIMMING POOL AND SPA CODE 2018**

**General Amendments**

**95)** Any and all references in the ICC International Swimming Pool and Spa Code to the “**Code Official**” shall be changed to “**Building Official**”.

**96) ICC International Plumbing Code**

Any and all references to the ICC International Plumbing Code are hereby deleted and replaced with the State of Illinois Plumbing Code, current edition.

**97) Specific Amendments**

Page 1 Section 101.1

Insert the words “**Lake County Planning, Building & Development Department**” to replace “[NAME OF JURISDICTION]”.

**98)** Page 2 Section 103.1

Delete the words “**DEPARTMENT OF BUILDING SAFETY**” and insert the words “**Lake County Planning, Building & Development Department**”.

**99)** Page 4 Section 105.5.3

**Change the first sentence to read as follows:**

“Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced, or if the work authorized by such permit is not completed within one year of the date of permit issuance.

**100)** Page 4

Section 105.5.4 **Delete the last sentence of this section with no substitution.**

**101)** Page 4

Section 105.6.2

[JURISDICTION TO INSERT APPROPRIATE SCHEDULE]

Insert the following as needed: “**Planning, Building and Development Department Land Development Fee Schedule**”.

102) Page 4

Section 105.6.3 Delete the entire section and insert the following:

“The Building Official shall authorize the refunding of fees in accordance with the current adoption of the **Department Policy and Procedure Relating to Fee Refunds and Reductions**”.

103) Page 6 Section 107.1 Add the following section:

**107.1.1 Enforcement:** The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance, (Sections 94.50 through 94.66 of the Lake County Code of Ordinances) or in accordance with sections 107.2 through 107.73 of this code.

104) Page 6

Section 107.4 Change this section to read as follows:

“Any person who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair an aquatic vessel in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of \$500 per offense. Each week shall constitute a separate offense.

105) Page 7

Section 108 Delete the entire section and replace with:”

**“108.1 Application for Appeal: Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.**

**108.2 Disqualification of Member: A member shall not hear an appeal in which that member has any personal, professional or financial interest.**

**108.3 Compensation of Members: Compensation of members shall be determined by law.**

**108.4 Notice of Meeting: Any appeal must be filed with the Zoning Board of Appeals within 30 days after the date of the Building Official’s decision thereon.**

**108.5 Open Hearing:** All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.

**108.5.1 Procedure:** The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information be received.

**108.6 Administration:** The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals.”

*The above amendments are administrative amendments relating to the naming of the building official, enforcement process and appeals process.*

**106)** Page 13

Section 304            1) Change section 304.1 to read as follows:

***General. “Refer to Sections 151.145 through 151.154 of the Lake County Code of Ordinances.”***

2) Delete sections 304.2 through 304.2.2

*Section 304 addresses water features and pools in flood hazard Areas. Sections 151.145 through 151.154 address all development in flood hazard areas.*

**107)** Page 15

Section 305.4    Change the first paragraph to read as follows:

**Where a wall of a dwelling or structure serves as part of the barrier, doors that provide direct access to the aquatic vessel through the wall shall be equipped with one or more of the following:**

**108)** Page 15 Section 305.4.1    Change the section to read as follows:

**Operable windows without screens installed and having a sill height of less than 48 inches (1219 mm) above the indoor finished floor and doors shall have an alarm that produces an audible warning when the window, door or their screens are opened. The alarm shall be *listed* and *labeled* as a water hazard entrance alarm in accordance with UL 2017. In dwellings or structures not required to be Accessible units, Type A units or Type B units, the operable parts of the alarm**

**deactivation switches shall be located 54 inches (1372 mm) or more above the finished floor. In dwellings or structures required to be Accessible units, Type A units or Type B units, the operable parts of the alarm deactivation switches shall be located not greater than 54 inches (1372 mm) and not less than 48 inches (1219 mm) above the finished floor.**

*When the wall of a structure serves as a barrier to a swimming pool, the openings in that wall, including doors and windows need to be protected to prevent unauthorized access to the pool. The change to the above section allows screens on operable windows that meet certain criteria to act as adequate protection. Other sections of the code allow mesh barriers to protect pools. Screens on operable windows offer the same level of protection.*



PROPOSED LAKE COUNTY AMENDMENTS TO THE 2018

ICC INTERNATIONAL FIRE CODE

General Amendments

**109)** Any and all references to the *fire code official* shall be changed to “**Building Official**”

**110)** Any and all references to the International Property Maintenance code shall be changed to “The Lake County Nuisance Ordinance”.

**111)** Page 1                      Section 101.1 Title    Insert “**Lake County Planning, Building, & Development**” in place of [Name of Jurisdiction]

**112)** Page 2    Section 103                      Delete section 103 with no substitution.

**113)** Page 4    Section 105.1.2 **Types of permits.**

**Delete #1 and change #2 to #1**

**114)** Page 13    Section 109 Board of Appeals    Delete the entire section and insert the following:

**“108.1 Application for Appeal: Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.**

**108.2 Disqualification of Member: A member shall not hear an appeal in which that member has any personal, professional or financial interest.**

**108.3 Compensation of Members: Compensation of members shall be determined by law.**

**108.4 Notice of Meeting: Any appeal must be filed with the Zoning Board of Appeals within 30 days after the date of the Building Official’s decision thereon.**

**108.5 Open Hearing: All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant’s representative, the Building Official and any person whose interests are affected shall be given an opportunity to be heard.**

**108.5.1 Procedure: The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not**

require compliance with strict rules of evidence but shall mandate that only relevant information be received.

**108.6 Administration: The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals.”**

**115) Page 13 Add the following section:**

**100.1.1 Enforcement: The county may enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance, (Sections 94.50 through 94.66 of the Lake County Code of Ordinances) or in accordance with sections 110.2 through 110.4 of this code.**

**116) Page 14 Section 110.4 Violation penalties rewrite the section as follows:**

**108.4 Violation penalties.** Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the *approved construction documents* or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be guilty of a petty offense punishable by a fine of not more than **\$500.00** dollars. Each **week** that a violation continues after due notice has been served shall be deemed a separate offense.

*The above amendments are administrative amendments relating to the naming of the building official, enforcement process and appeals process.*

**116 A) Page 53 Section 307 Open Burning, OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES** Rewrite the section as follows:

**OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES**

**307.1 General.** A person shall not kindle or maintain or authorize to be kindled or maintained any *open burning* unless conducted and *approved* in accordance with Sections 307.1.1 through 307.5.

**307.1.1 Open burning:** Open burning shall only be conducted in accordance with Section 94.05 (l) of the Lake County Public Nuisance Ordinance.

**307.2 Authorization.** Where required by state or local law or regulations, *open burning* shall only be permitted with prior approval from the state or local air and water quality management authority, provided that all conditions specified in the authorization are followed.

**307.3 Extinguishment authority.** Where open burning creates or adds to a hazardous situation, or a required permit for open burning has not been obtained,

the *fire code official* is authorized to order the extinguishment of the open burning operation.

**307.4 Location.** The location for *open burning* shall be not less than 50 feet (15 240 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 50 feet (15 240 mm) of any structure.

**Exceptions:**

1. Fires in *approved* containers that are not less than 15 feet (4572 mm) from a structure.
2. The minimum required distance from a structure shall be 25 feet (7620 mm) where the pile size is 3 feet (914 mm) or less in diameter and 2 feet (610 mm) or less in height.

**307.4.1 Bonfires.** A bonfire shall not be conducted within 50 feet (15 240 mm) of a structure or combustible material unless the fire is contained in a barbecue pit. Conditions that could cause a fire to spread within 50 feet (15 240 mm) of a structure shall be eliminated prior to ignition.

**307.4.2 Recreational fires.** *Recreational fires* shall not be conducted within 25 feet (7620 mm) of a structure or combustible material. Conditions that could cause a fire to spread within 25 feet (7620 mm) of a structure shall be eliminated prior to ignition.

**307.4.3 Portable outdoor fireplaces.** Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and shall not be operated within 15 feet (3048 mm) of a structure or combustible material.

**Exception:** Portable outdoor fireplaces used at one and two-family *dwelling*s.

**307.5 Attendance.** *Open burning*, bonfires, *recreational fires* and use of portable outdoor fireplaces shall be constantly attended until the fire is extinguished. Not fewer than one portable fire extinguisher complying with Section 906 with a minimum 4-A rating or other *approved* on-site fire-extinguishing equipment, such as dirt, sand, water barrel, garden hose or water truck, shall be available for immediate utilization

*Language has been added to include the current Nuisance Ordinance open burning restrictions to this section.*

**117) Page 108** Section 903.2.8 **Add the following exception:**

**Exception: One and-two family dwelling units that are not attached to a structure containing a use regulated by the 2018 International Building Code.**

*This amendment clarifies previous amendments relating to the removal of automatic fire sprinkler system requirements in one and two family dwellings.*

**LAKE COUNTY AMENDMENTS TO THE NFPA  
70 NATIONAL ELECTRICAL CODE 2017**

118) Page 70-32 (New Section) Add two new sections:

**90.10 MEANS OF APPEAL**

(a) Application for appeal: Any person shall have the right to appeal a decision of the Building Official to the Zoning Board of Appeals. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or an equivalent form of construction is to be used.

(b) Disqualification of member: A member shall not hear an appeal in which that member has any personal, professional or financial interest.

(c) Compensation of members: Compensation of members shall be determined by law.

(d) Notice of meeting: An appeal must be filed with the Zoning Board of Appeals within 30 days after the date of the Building Official's decision thereon.

(e) Open hearing: All hearings before the Board of Appeals shall be open to the public. The appellant, the appellant's representative, the Building Official and any person whose interest are affected shall be given an opportunity to be heard.

(f) 121.6.1 Procedure: The Zoning Board of Appeals shall adopt and make available to the public through the Secretary, procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence but shall mandate that only relevant information is received.

(g) Section 121.7 Administration: The Building Official shall take immediate action in accordance with the decision of the Zoning Board of Appeals."

119) 90.11 Enforcement

The county may at their discretion, enforce violations of this code in accordance with the Lake County Administrative Adjudication Ordinance, (Sections 94.50 through 94.66 of the Lake County Code of Ordinances)

*The above amendments are administrative amendments relating to the naming of the building official, enforcement process and appeals process.*

120) Page 70-59 Article 210.8 (A) Add the following:

**Exception to (4): Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps in the areas noted above must also be protected by an alarm that indicates a tripped condition of the GFCI protection device**

Add the following sentence to the “Exception to (5)”:

**Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps in the areas noted above must also be protected by an alarm that indicates a tripped condition of the GFCI protection device**

121) Page 70-59 Section 210.8 (B) Add the following:

**Exception to (10): Receptacles supplying power to sump pumps, battery backup sump pumps and ejector pumps in the areas noted above must also be protected by an alarm that indicates a tripped condition of the GFCI protection device**

*The above three amendments address sump pumps, backup sump pumps and ejector pumps that are plugged in to ground fault protected receptacles. In the event that the receptacle loses power, an alarm should notify the homeowner or resident that their equipment has no power. This could prevent a flood or sewage backup.*

122) Page 70-60/61, Article 210.12 Arc-Fault Circuit-Interrupter Protection (AFCI)

Change the exception to read as follows:

**Exception to 210-12(D) AFCI protection shall not be required where the extension of the existing conductors is not more than 1.8 m (6 ft.) and does not include any additional outlets or devices, and in circumstances where the Building Official deems that it is not practical to comply with this requirement due to existing conditions, the requirement can be waived, provided every effort is made to comply with the intent of the code.**

*The exception to Article 210-12(D) allows relief from AFCI requirements in cases where the extension of the existing conductors is not more than 1.8 m (6 ft.) and does not include any additional outlets or devices. We are proposing to add additional relief in cases where the Building Official finds that it is not practical due to existing conditions provided reasonable efforts are made to comply with the code.*

123) Page 70-86 Article 230.28(A) Re-write the section to read as follows:

**(A) Strength. Service masts used for the support of overhead service drop conductors need to meet current utility company requirements**

124) Page 70-87, Article 230.43 Wiring Methods for 1,000 volts Nominal, or Less

**Delete the section in its entirety. Rewrite to say, “unless special permission is granted by authority having jurisdiction, only the following wiring methods shall be used for service entrance conductors:”**

**1) Rigid metal conduit (RMC)**

**2)Intermediate metal conduit (IMC)**

**3)Electrical metallic tubing (EMT)**

Articles 230.28 and 230.43 address wiring methods for electrical services. The section is re-written to allow only wiring methods that the local electrical provider will accept.

**125) Page 70-137, Article 300.5(A) Minimum Cover Requirements.**

Add a paragraph to the end of the section to read:

**“Underground installation of electrical conductors cannot be located in the same trench with plumbing or gas service(s) unless the distance between all utility services located in the same trench is a minimum of twelve (12) inches measured in a horizontal dimension. Utility services located in separate trenches shall be located a minimum of twelve (12) inches apart horizontally.”**

**Exception: Plumbing and electrical systems that are part of a swimming pool installation may be located in the same trench in circumstances where the Building Official determines that it is not practical to comply with the separation requirement.**

If electrical, gas and/or water services were located in the same excavated trench, a catastrophic event could occur if those utilities were to be inadvertently severed during any future excavation.

**126) Page 70-182, Article 320.12 Uses Not Permitted**

Add a new number (6) to read:

**(6) “In any occupancy other than one and two family dwellings.**

This amendment refers to non-metallic sheathed cable commonly referred to as “romex”. This wiring method will only be allowed in one and two family dwellings.

**127) Page 70-19, Article 334-10 Uses Permitted**

**Delete Items (2), (3), and (5) with no substitution.**

This amendment further clarifies situations where non-metallic sheathed cable can be used.